

**PUBLIC REVIEW DRAFT – JANUARY 2013**  
**PLANNING AREA STANDARDS**

**Summary of Changes**

1. **Reorganization.** Planning Area Standards were re-organized based on new Planning Area boundaries. Rural and areawide standards are contained in Article 9, while community and village standards are contained in Article 10.
2. **Streamlining, clarification.** Modifications have been made to planning area standards to improve clarity. Some redundant and extraneous planning area standards have been removed. ***The modifications proposed as part of this project do not change the net effect of the Planning Area Standards.*** As such, site-specific standards restricting density, requiring elevated permits, or imposing other requirements will remain intact.

Changes in wording of the planning area standards are shown in strikeout and underline. Cross reference tables are also provided to identify how each planning area standard was renumbered.

3. **Renumbering Article 9.5.** Article 9.5 (Dalidio Ranch initiative) is renumbered as Article 11. It retains the Chapter number 22.113.
4. **Relocation of Highway Corridor and Transit Oriented Design Standards.** These standards have been extracted from Article 9 and moved to Chapter 22.10. Again, no change in net effect will occur.
5. **Reference Updates.** Former Article 9 is now split into Articles 9 and 10. References to these articles must be updated throughout Title 22, in the Shandon Community Plan, and the West Tefft Corridor Design Plan.
6. **Figure Updates.** Most figures have been re-numbered without any further alteration. Some figures required alteration (e.g. for clarification, or to show new planning area boundaries). Several new figures are introduced.

**Documents**

1. **Article 9 – Planning Area Standards**
  - a. **Table of Contents**
  - b. **Chapter 22.90 – Applicability**
  - c. **Chapter 22.92 – Carrizo Planning Area**
  - d. **Chapter 22.94 – North County Planning Area**
  - e. **Chapter 22.96 – San Luis Obispo Planning Area**
  - f. **Chapter 22.98 – South County Planning Area**
2. **Article 10 – Community Planning Standards**
  - a. **Table of Contents**
  - b. **Chapter 22.100 – Applicability**

- c. **Chapter 22.102 – Carrizo Area Communities and Villages**
  - d. **Chapter 22.104 – North County Communities and Villages**
  - e. **Chapter 22.106 – San Luis Obispo Area Communities and Villages**
  - f. **Chapter 22.108 – South County Communities and Villages**
- 3. **Other Additions to Title 22**
  - a. **22.06.020 – Applicability**
  - b. **22.10.095 – Highway Corridor Standards**
  - c. **22.10.157 – Transit Oriented Design Standards**
- 4. **Cross Reference Tables**
  - a. **Article 9 Reference Updates**
  - b. **Revised Section Number → Existing Section Number**
  - c. **Existing Section Number → Revised Section Number**
  - d. **Planning Area Standards – Additions/Deletions**
- 5. **Figures**
  - a. **Table Showing Figure Revisions**
  - b. **New Figures**
  - c. **Chapter 22.10 – Highway Corridor Design Areas**
  - d. **Chapter 22.94 – North County Planning Area**
  - e. **Chapter 22.96 – San Luis Obispo Planning Area**
  - f. **Chapter 22.98 – South County Planning Area**
  - g. **Chapter 22.104 – North County URLs/VRLs**
  - h. **Chapter 22.106 – San Luis Obispo URLs/VRLs**
  - i. **Chapter 22.108 – South County URLs/VRLs**